



Indian Point

**Indian Point Homeowners Association
Membership Meeting
Saturday, October 2, 2010**

- President Linda Sgallata welcomed everyone present and called the membership meeting of the Indian Point Homeowners Association to order at 10:05 AM. She noted that we had several of our non-resident owners present.
- Linda reminded all residents that October is Fire Awareness Month. She then introduced Barbara Weyel, Public Education Coordinator for Osceola County Emergency Services. Barbara then proceeded to remind everyone that they needed to sit down with their family and develop an emergency plan. There should be a designated meeting spot, outside the home, where in case of an emergency the family would meet. This would insure that everyone is out of the home and safe. Items can be replaced but family members cannot, so she encouraged everyone to have a plan. She suggested that when no one is expecting it, set off the smoke detector and see if everyone is prepared for an emergency. She reminded everyone to test his or her smoke detectors on a regular basis. Linda stated that Greater had included an electrical smoke detector but these do not work in a power outage. Barbara suggested getting a back-up battery smoke detector in the event of a power outage. This could save lives and property. She also reminded everyone that they should have a fire extinguisher in the home. If you rent your home it is required. She recommended a 5-pound ABC extinguisher. Also, read the instructions and learn how to use it. She suggested placing it in a bedroom area, since in an emergency you would not want to go through smoke or fire to get the extinguisher. Barbara presented the residents with useful information and handouts to take home and develop a plan, seeing if they are prepared for an emergency. In answering a homeowner's question, yes, a fire extinguisher is required for all rental homes.
- Linda shared with the membership, that successful results have been seen on issues within our community due to the support of our residents and Osceola County Sheriff's Department. She reminded all residents to call the Sheriff Department if there is anything suspicious. Currently the major issue has been juvenile mischief and the volume of non-residents in our community. These issues are being addressed. Non-residents are being asked to leave or they are being trespassed. Fortunately, several of the youths that were involved in a lot of the issues are or have left the community.
- Treasurer Liz Perez presented her report. She stated that since our last meeting, we had started with a balance of \$7,050.36. We had expenses; we now have a balance of \$6,578.56 in our account. She also stated that within the last week we had additional deposits that will be reported at our next meeting. The major expense we are having is the legal costs. Naturally, we are using the services *only as needed*. Our major issue is the enforcement of the Deed Restrictions. When the homeowners will not listen to our request and continue to violate the rules, as a last resort we are seeking legal assistance. The assistance of our attorney in these matters has had a major impact on the situation. There are a few that remain challenging and we are working out the next steps.

- Foreclosures countywide continue. There are 75,000 in Central Florida alone, which includes our community with approximately 30%. We have seen several of our major problem homes go up for sale at the courthouse. Unfortunately, the banks are the ones buying back their property. They do not want to pay for maintaining the homes. Code Enforcement is checking them and enforcing the ordinance that they take care of the property. A few homes are starting to sell. We hope these new homeowners care about their property and our community.
- Linda shared that they are addressing issues within the community regarding trash. Code Enforcement is here and citations are being issued. She informed everyone that Shawn Fletcher is no longer with the department. Currently, the Chief Code Enforcement officer is handling our community, along with the Foreclosure Specialist.
- The final count of signatures is being verified. Due to the high volume of foreclosures, several of the signatures were voided. Thanks to the many new owners and support of the community, the Indian Point Community Ordinance should be presented to the Osceola County Board of Commissioners within the next few months. Linda addressed questions regarding what the ordinance would do. She stated that it assist with the enforcement of the major issue in our community, the parking on the lawns. This is a major issue, as it looks trashy and unsightly. It devalues the neighborhood and community. It is not fair that someone is working very hard to keep up their property and a neighbor is using their front lawn for a parking garage.
- When school started all buses, except special needs, are only picking up and dropping off at the Recreational Complex. There are other buses cutting through the community. If you see a bus speeding or making illegal stops, please get the bus number. This information will be shared with the supervisor at the School Board. It is for the safety of our youth. We are also seeing folks fail to stop at the stop signs and passing a school bus with flashing lights. The sheriff department is dealing with those issues.
- Linda stated you might have seen labels on our stormdrains. Stormwater Management has installed the markers that read "Only Rain Down the Drain". This process is two fold. First it reminds everyone that we do not have sewers in our community. These stormdrains only empty into our retention ponds. All trash and lawn debris ends up there. She stated that the reason Oakbrook retention pond looks so bad is because of all the lawn waste being blow into the drains especially by the landscapers. Code Enforcement stopped two different landscapers in our community blowing the lawn clippings into the street and gave them a warning to clean it up or face a citation. As you can see, the second point of these markers is to allow authorities to enforce the Stormwater Ordinance and issue citations, which start at \$250.00. Linda asked everyone to remind his or her landscapers. If they see anything call and report the issue.
- Linda shared that the 2011 annual membership renewal information has been mailed out to all homeowners. In the first week we have received 35 renewals and new members. Since this board started we have seen a 131% increase in membership and a majority of our residents as members. Even those who used to be members in the past, and due to previous situations said they would never renew, are coming back. She stated as we are listening to our homeowners, we must have been doing something right.

- Liz reminded everyone that if they are interested in serving on the 2011 Indian Point Homeowners Association Executive Board the deadline is October 15, 2010. You must submit your application and have you 2011 dues paid by the deadline.
- Next Saturday, October 9, 2010, is the Community Wide Garage Sale. An ad will appear in the Sentinel on October 7th and 8th, and on their website. The signs will also be placed at the front and rear community entrances. All residents interested in participating should place their merchandise on their driveway during the hours of 10 AM until 2 PM. Also, at the Recreational Complex, the Osceola County Fire Rescue Explorers will be doing a fundraising car wash. This helps toward their tuition for training. The Boy Scouts will also be doing a food drive for the local food pantry. All residents are asked to stop by and support these worthwhile causes.
- As done last year, we were asked for everyone to get together for a little social time. Everyone is invited to come celebrate the holidays on Saturday, November 6, 2010, at 11:30 AM at the Olive Garden on 192 in Kissimmee.
- Our membership meeting is Thursday, December 2, 2010 at 7 PM at the firehouse. This is our last meeting of 2010. The board asked that everyone attend.
- With no further business, the meeting was adjourned at 10:40 AM.

11/19/10

Date Board Approved Minutes

Linda Sgallata
Linda Sgallata, President

Annette Poppleton
Annette Poppleton, Vice-President

Liz Perez
Liz Perez, Treasurer